

December 29, 2021

Planning Board  
Town of Grafton  
30 Providence Road  
Grafton, MA 01519

To the Board:

I am writing about the zoning bylaws for the Neighborhood Business (NB) zone and the economic impact the bylaws continue to impose on our property at 74 North Main St in North Grafton.

I would like the Board to consider a “refresh” of the NB zoning to acknowledge both the uses that have persisted for decades since zoning was imposed and the desired uses of properties in the NB zone including business/residential mixed use and multi-family residential use.

We have operated a health-care service business for over 30 years in Grafton, 26 of those at the 74 North Main St. address. The building is grossly underutilized but every use we have considered is not allowed by the by-laws. Tenants are looking for an affordable place to live and an affordable place to work and live. There has been a lot of interest in our building as a mixed use property but, even though there are many mixed use properties in the NB zone, including our neighbor, we are not able to rent out a residential unit or sell the property to someone who wants to live there or have an office there and get income from a residential unit.

I believe mixed use zoning supports the goals of the Rapid Recovery Plan. Offering more housing units would increase the visibility of people on the sidewalks and streets and bring more spending to the businesses in the NB zone. The income provided by being able to more fully utilize our building would help a lot in keeping up an attractive exterior. And finally, more flexible use bylaws would make buildings more attractive to new businesses and allow real estate to sell faster.

The issue of out-of-date zoning is not limited to our property. The whole neighborhood would benefit from higher rents or faster sales that would result from more flexible zoning. I look forward to hearing from you.

Sincerely,

Judith Danko

Cc: Christopher McGoldrick  
Bob Berger

**TOWN OF MILLBURY, MASSACHUSETTS**  
**The Planning Board**

**NOTICE OF DECISION**

**SITE PLAN APPROVAL &  
STORMWATER MANAGEMENT PERMIT**

**192 MILLBURY AVENUE, MILLBURY, MA**  
**Assessor's Map 23, Lot 147**

2021 DEC 14 AM 10:10  
MILLBURY, MASS.

**Applicant/Owner:**

**Date:** December 13, 2021

**Katherine Fairbanks**  
**19 McGrath Road**  
**Millbury, MA 01527**

**Application Filed:** August 30, 2021

On September 27, 2021, the Planning Board held a public hearing on the application of Katherine Fairbanks for Site Plan Review under Article I, Section 12.4 of the Millbury Zoning Bylaw and for a Post-Construction Stormwater Management Permit under Title 13, Chapter 13.15 of the Millbury Municipal Code for property located at 192 Millbury Avenue, Millbury, MA. The Applicant wants to construct parking areas totaling 9 spaces and associated improvements to serve an existing 2,560 square foot mixed-use building. With the Applicant's consent, the hearing was continued to October 25, 2021, November 8, 2021, November 22, 2021, and December 13, 2021, on which date the hearing was closed. All sessions of the public hearing were broadcast live on Millbury Public Access Television, live-streamed via Millbury Public Access Television website, and live-streamed via ZOOM video and audio conferencing, allowing members of the public to follow the proceedings of the Planning Board while they were occurring and members of the public to participate in the hearing through real-time active participation, in accordance with the Governor's Executive Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, § 20, dated March 12, 2020 and Chapter 20 of the Acts of 2021.

Upon closing the public hearing, the Planning Board voted to **GRANT** site plan approval under Article 1, Section 12.4 of the Zoning Bylaws and stormwater management permit under Title 13, Chapter 13.15 of the Millbury Municipal Code subject to conditions, safeguards and limitations on time or use. **VOTE:** Members present: Richard Gosselin (yes), Mat Ashmankas (yes), Bruce DeVault (yes), Terry Burke Dotson (no), and Paul Piktelis (yes).

The decision of the Board, together with a detailed record of its proceedings stating the reasons for the decision, shall be filed within 14 days after the hearing, in the office of the Town Clerk. Decision filed with Clerk December 14, 2021.

**IMPORTANT:** Pursuant to Article I, Section 12.49(f), of the Millbury Zoning Bylaw, any appeal from this Planning Board decision can be made only pursuant to M.G.L. c. 40A, Sec. 17, and must be filed within twenty (20) days after the date of filing of the decision with the Town Clerk.

**MILLBURY PLANNING BOARD**

  
Clerk

## City of Worcester, Massachusetts

Joseph Wanat,  
Chair



Russell Karlstad, *Vice Chair*  
Jordan Berg Powers  
George Cortes  
Nathan Sabo, *Alternate Member*

### **PUBLIC HEARING NOTICE Zoning Board of Appeals 30 June Street (MBL 11-030-00009)**

Permit Solutions c/o Kevin Kieler applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2021-065):

- Special Permit:** To allow a three-family detached dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)
- Special Permit:** To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)
- Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)
- Variance:** For relief from the minimum lot area dimensional requirement for a three-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum frontage dimensional requirement for a three-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a non-conforming two-family detached dwelling with associated site improvements. The property is located within an RL-7 (Residence, Limited) zoning district. The applicant seeks to convert the structure from a two-family detached dwelling to a three-family detached dwelling and to conduct associated site work.

A public hearing on the application will be held on **Monday, January 10, 2022 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001** (Access Code: 160 884 7670).

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Zoning Board of Appeals** c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

<b>ADVERTISING DATES:</b> December 23, 2021 & December 30, 2021
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## City of Worcester, Massachusetts

Joseph Wanat,  
Chair



Russell Karlstad, *Vice Chair*  
Jordan Berg Powers  
George Cortes  
Nathan Sabo, *Alternate Member*

### **PUBLIC HEARING NOTICE Zoning Board of Appeals 16 Fremont Street (MBL 27-019-00006)**

Diana Altamirano applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2022-001):

**Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

Presently on the premises is a non-conforming single-family detached dwelling and associated site improvements. The property is located within an RG-5 (Residential, General) zoning district. The applicant seeks to convert the single-family detached dwelling into a two-family detached dwelling and to conduct associated site work.

A public hearing on the application will be held on **Monday, January 10, 2022 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001** (Access Code: 160 884 7670).

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**Worcester Zoning Board of Appeals** c/o Division of Planning & Regulatory Services  
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<b>ADVERTISING DATES:</b> December 23, 2021 & December 30, 2021
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## City of Worcester, Massachusetts

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Chair



Russell Karlstad, *Vice Chair*  
Jordan Berg Powers  
George Cortes  
Nathan Sabo, *Alternate Member*

### **PUBLIC HEARING NOTICE Zoning Board of Appeals 13 Butternut Hill Drive (MBL 21-014-00003)**

Guy Rososhansky applied (ZB-2022-002) to the Zoning Board of Appeals seeking a six month extension of time for the following relief, previously approved by the Board with final action taken on December 16, 2020:

**Variance:** For relief from the minimum front-yard setback dimensional requirement for a single-family detached dwelling in an RS-10 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a privileged, non-conforming single-family detached dwelling with an attached two-car garage and associated site improvements. The property is located within a RS-10 (Residence, Single Family) zoning district. The applicant seeks to construct an additional two-car garage adjacent to the existing garage, and to conduct associated site work.

A public hearing on the application will be held on **Monday, January 10, 2022 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

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<b>ADVERTISING DATES:</b> December 23, 2021 & December 30, 2021
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# TOWN OF WESTBOROUGH MASSACHUSETTS

BOARD OF APPEALS

Town Hall, West Main Street  
Westborough, MA 01581

December 17, 2021

## TO WHOM IT MAY CONCERN:

The Westborough Board of Appeals has scheduled a public hearing on Monday, January 3, 2021 at 7:30 p.m. The purpose of this meeting is to hear the petition of James Ball, 78 Lyman Street, Westborough, MA for a Special Permit under the terms of the Westborough Zoning Bylaws.

The Petitioner seeks a Special Permit under the Westborough Zoning Bylaws, Section 4464(e) and 4464(g); and/or any other relief deemed necessary to allow the proposal. Petitioner seeks permission to construct an Accessory Dwelling Unit that exceeds 1,000 square feet and if detached from the primary dwelling. Subject property is owned by James Ball, is located at 78 Lyman Street and is identified as Map 34, Parcel 122B, on the Assessors' Maps of the Town of Westborough.

You have been listed as an abutter and/or nearby real estate owner and may be interested in this hearing. A copy of the Legal Notice as it appeared in the *Worcester Telegram & Gazette* is enclosed.

Sincerely,

Paula M. Covino, Clerk  
Board of Appeals

Enclosure

RECEIVED  
TOWN CLERK'S OFFICE  
2021 DEC 17 AM 10:23  
TOWN OF WESTBOROUGH



# TOWN OF WESTBOROUGH MASSACHUSETTS

BOARD OF APPEALS

Town Hall, West Main Street  
Westborough, MA 01581

December 17, 2021

## TO WHOM IT MAY CONCERN:

The Westborough Board of Appeals has scheduled a public hearing on Monday, January 3, 2021 at 7:30 p.m. The purpose of this meeting is to hear the petition of Bruce D. Ringwall, President, Goldsmith, Prest & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, MA representing Matthew Houde and Kathryn Carpenter, 6 O'Neil Drive, Westborough, MA for a Variance under the terms of the Westborough Zoning Bylaws.

The Petitioner seeks a Variance under the Westborough Zoning Bylaws, Section 2610, Dimensional Regulations; and/or any other relief deemed necessary to allow the proposal. Petitioner seeks permission to construct a single-story living addition on the rear of the structure increasing the non-conformity of the side yard setback from 5.3 LF to 4.8 LF and the addition will connect the detached garage to the dwelling making it more non-conforming. Subject property is owned by Matthew Houde and Kathryn Carpenter, is located at 6 O'Neil Drive and is identified as Map 20, Parcel 625 on the Assessors' Maps of the Town of Westborough.

You have been listed as an abutter and/or nearby real estate owner and may be interested in this hearing. A copy of the Legal Notice as it appeared in the *Worcester Telegram & Gazette* is enclosed.

Sincerely,

*Paula M. Covino*

Paula M. Covino, Clerk  
Board of Appeals

Enclosure

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TOWN CLERK'S OFFICE  
2021 DEC 17 AM 10:23  
TOWN OF WESTBOROUGH



# TOWN OF WESTBOROUGH MASSACHUSETTS

BOARD OF APPEALS

Town Hall, West Main Street  
Westborough, MA 01581

December 17, 2021

## TO WHOM IT MAY CONCERN:

The Westborough Board of Appeals has scheduled a public hearing on Monday, January 3, 2021 at 7:30 p.m. The purpose of this meeting is to hear the petition of Adam Boyce, A. Boyce Enterprises, Inc., 12 Olde Coach Road, Westborough, MA representing William J. Adrian, 30-30A East Main Street, Westborough, MA, for a Special Permit under the terms of the Westborough Zoning Bylaws.

The Petitioner seeks a Special Permit under the Westborough Zoning Bylaws, Section 2300; and/or other relief deemed necessary to allow the proposal. Petitioner seeks permission to restore an existing three-family home and continue its use as a three unit property. Subject property is owned by William Adrian, is located at 30-30A East Main Street and is identified as Map 20, Parcel 195, on the Assessors' Maps of the Town of Westborough.

You have been listed as an abutter and/or nearby real estate owner and may be interested in this hearing. A copy of the Legal Notice as it appeared in the *Worcester Telegram & Gazette* is enclosed.

Sincerely,

*Paula M. Covino*

Paula M. Covino, Clerk  
Board of Appeals

Enclosure

RECEIVED  
TOWN CLERK'S OFFICE  
2021 DEC 17 AM 8:10  
TOWN OF WESTBOROUGH



# City of Worcester, Massachusetts

Albert LaValley, *Chair*



Edward Moynihan, *Vice Chair*

Kevin Aguirre, *Clerk*

Conor McCormack

## **PUBLIC MEETING NOTICE**

### **Worcester Planning Board**

#### **0 Milton Street (MBL 13-038-0002B) & Milton Street Right-of-Way**

Steve Begonis of Happy Hen Properties LLC applied for (1) Definitive Site Plan Approval and (2) to make alterations to a private way on the Official Map under the requirements of the City of Worcester Zoning Ordinance and Chapter 12, Section 12 of the City of Worcester General Revised Ordinance. The property is located in an RG-5 (Residence, General) zoning district. The applicant seeks to construct a single-family attached dwelling (three townhouse units) and of a single-family semi-detached (duplex) dwelling (two units) for a total of five dwelling units, and conduct associated site improvements on property with 15% or more grades and within the Milton Street right-of-way (PB-2021-075).

A public meeting on the application will be held on **Wednesday, January 12, 2022 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

#### **Worcester Planning Board**

c/o Division of Planning & Regulatory Services

[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred)

(508) 799-1400 x 31440

Advertising Dates: December 28, 2021 & January 4, 2022
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# City of Worcester, Massachusetts

Albert LaValley, *Chair*



Edward Moynihan, *Vice Chair*

Kevin Aguirre, *Clerk*

Conor McCormack

## PUBLIC MEETING NOTICE

### Worcester Planning Board

**1087A&B & 1089A&B Millbury Street, 18 Leland Street (MBL 31-012-5-2-1; -5-2-2; -005-1; -00005) & Abutting Right-of-Way**

Gold Star Builders, Inc. applied for Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises at 1089 A&B Millbury Street is a single-family semi-detached (duplex) dwelling under construction and at 1087 A&B Millbury Street and 18 Leland Street are vacant lots. 1087A&B and 1089A&B Millbury Street are within the BL-1.0 (Business, Limited) zoning district and 18 Leland Street is partially within both RL-7 (Residential, Limited) and BL-1.0 zoning districts; the properties are wholly within the Blackstone River Parkway Sign Overlay District (BSOD). The applicant seeks retroactive approval to construct a single-family semi-detached (duplex) dwelling and conduct associated site work on property with 15% or more grades (PB-2021-081).

A public meeting on the application will be held on **Wednesday, January 12, 2022 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

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### Worcester Planning Board

c/o Division of Planning & Regulatory Services

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(508) 799-1400 x 31440

Advertising Dates: December 28, 2021 & January 4, 2022
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# City of Worcester, Massachusetts

Albert LaValley, *Chair*



Edward Moynihan, *Vice Chair*

Kevin Aguirre, *Clerk*

Conor McCormack

## PUBLIC MEETING NOTICE

### Worcester Planning Board

**0, 9, & 19 Hemans Street, 7 Hemans Court, and 40R Milton Street  
(MBL 09-030-00005, -00009, -004-5, -007-2; & 09-031-00023)**

Boghos Properties, LLC applied to the Planning Board for Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises at 7 Hemans Court, 0 & 9 Hemans Street, and 40R Milton Street are vacant lots and at 19 Hemans Street is a single-family dwelling (slated for demolition). The property is in an RG-5 (Residence, General) zoning district. The applicant seeks to construct a +/- 7 story multi-family dwelling, with a total of +/- 216 residential units, +/- 329 parking spaces (surface and garage), and related site improvements (PB-2021-085).

A public meeting on the application will be held on **Wednesday, January 12, 2022 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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### Worcester Planning Board

c/o Division of Planning & Regulatory Services

[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred)

(508) 799-1400 x 31440

Advertising Dates: December 28, 2021 & January 4, 2022
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# City of Worcester, Massachusetts

Albert LaValley, *Chair*



Edward Moynihan, *Vice Chair*

Kevin Aguirre, *Clerk*

Conor McCormack

## **PUBLIC HEARING NOTICE Worcester Planning Board**

**1369 Grafton Street & 3 McAvey Way (MBL 41-027-59+60; -61+62)**

LGN, LLC seeks to amend the City of Worcester Zoning Map by extending the BL-1.0 (Business, Limited) zoning district to wholly encompass the properties located at 1369 Grafton Street and 3 McAvey Way. The properties are presently split zoned, located in both a BL-1.0 zone and a ML-0.5 (Manufacturing, Limited) zoning district (ZA-2021-006).

A public hearing on the application will be held on **Wednesday, January 12, 2022 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

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### **Worcester Planning Board**

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Advertising Dates: December 28, 2021 & January 4, 2022
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# City of Worcester, Massachusetts

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Edward Moynihan, *Vice Chair*

Kevin Aguirre, *Clerk*

Conor McCormack

## **PUBLIC HEARING NOTICE Worcester Planning Board 11 Prudence Street (MBL 12-028-00011)**

Marcelo Barreto and Donald E. Fair seek to amend the City of Worcester Zoning Map by extending the MG-0.5 (Manufacturing, General) zoning district to encompass a portion of 11 Prudence Street. The property located at 11 Prudence Street is presently split zoned, located in both an MG-0.5 and RL-7 (Residential, Limited) zoning district (ZA-2021-008).

A public hearing on the application will be held on **Wednesday, January 12, 2022 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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# City of Worcester, Massachusetts

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Kevin Aguirre, *Clerk*

Conor McCormack

## PUBLIC MEETING NOTICE

### Worcester Planning Board

**85, 89, 99, & 103 Green Street, 2 (aka 12) Plymouth Street, 5 & 7 Gold Street,  
and a portion of 62 Washington Street**

**(MBL 05-004-00001; -00002; -00012; -00013; -00014; -00026; -00030; & -03+04)**

The Gold Block Real Estate LLC applied for an Amendment to a Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises are four buildings with associated site improvements. The property is within a BG-6.0 (Business, General) zoning district and within the Commercial Corridors Overlay District (CCOD). The approved plan involves the demolition of existing site improvements and construction of a 13 story, 380,580 SF mixed-use building, with 318 dwelling units, 28,899 SF of retail/food-service space, and a 152 space parking garage, along with associated site work. The applicant seeks to modify the original approval in order to construct a +/- 7 story, +/- 203,000 SF mixed-use building, with +/- 173 residential units, +/- 16,026 SF of retail/commercial space, and a +/- 99 space parking garage, and conduct related site work on property with 15% or more grades (PB-2022-001).

A public meeting on the application will be held on **Wednesday, January 12, 2022 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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Michael Gagan, Chair  
William Talcott, Vice-Chair  
Robert S. Largess, Jr.  
Scott Paul  
Walter A. Baker

Jennifer Hager,  
Planning & Economic Development Director



Sutton Municipal Center  
4 Uxbridge Road  
Sutton, MA 01590  
Telephone: 508-865-8725  
Fax: 508-865-8721

**PLANNING BOARD  
PUBLIC HEARING NOTICE  
JANUARY 31, 2022  
7:00 P.M.**

In accordance with the provisions Section 5.3 of the General Bylaw - Earth Removal Bylaw, the Planning Board will hold a public hearing on the application of Pyne Sand & Stone Co., Inc. of Douglas, MA. The application is for an Earth Removal Permit for property located at 47 Hough Road (Map 51, Parcel 60 & 82).

The hearing will be held on **Monday, January 31, 2022 at 7:00 pm**. This meeting is hybrid and will be held at Sutton Town Hall in the 3<sup>rd</sup> floor meeting room. Individuals may also participate remotely by using the online Zoom application at: <https://zoom.us/join> or via phone at 1-929-205-6099 US and (New York)

**Meeting ID: 880 3817 6787      Passcode: 215551**

A copy of the filing may be viewed at the office of the Town Clerk or by visiting the Planning Board page at <https://www.suttonma.org>. You may provide input at the public meeting or by emailing it to [j.hager@town.sutton.ma.us](mailto:j.hager@town.sutton.ma.us).

Michael Gagan, Chair

Published January 13, 2022

TOWN OF SUTTON  
'21 DEC 20 PM1:31

*ije*

*Michael Gagan, Chair  
Kyle Bergeson, Vice-Chair  
Robert S. Largess, Jr.  
Scott Paul  
Walter A. Baker  
William Talcott, Associate*



*Sutton Town Hall  
4 Uxbridge Road  
Sutton, Massachusetts 01590  
Telephone: (508) 865-8729  
Fax: (508) 865-8721*

*Jennifer S. Hager  
Planning & Economic Development Director*

## **TOWN OF SUTTON PLANNING BOARD & DEPARTMENT**

### **Sutton Planning Board**

Date Application Filed: 12/6/2021  
Action Requested: Use Special Permit – gun shop  
Applicant/Owner: Ronald Tetreau  
Location: 176 Worcester/Providence Turnpike

At a meeting held on **December 20, 2021**, the Sutton Planning Board ("Planning Board"), voted to **APPROVE** the Retail Use Special Permit & Waiver of Site Plan Review to use unit 1B at of the above location for a retail shop for firearms and shooting supplies. There will be 600 s.f. of retail space and 450 s.f. used for training space.

The Planning Board opened a public hearing on the application on **December 20, 2021** pursuant to notice thereof, published in the Millbury/Sutton Chronicle and mailed to all parties in interest, all abutting Towns, and posted at the Sutton Town Hall. The Board voted to **GRANT** the permit with various conditions.

The decision was filed with the Town Clerk on **December 22, 2021**.

If you wish to view the full text of the approvals, you can do so in the Office of the Town Clerk or the Planning Office.



Michael F. Gagan, Chair  
William Talcott, Vice-Chair  
Robert S. Largess, Jr  
Scott Paul  
Walter Baker

Jennifer S. Hager,  
Planning & Economic Development Director



Sutton Town Hall  
4 Uxbridge Road  
Sutton, Massachusetts 01590  
Telephone: (508) 865-8729  
www.suttonma.org

## TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

December 13, 2021

Date Application Filed: November 22, 2021

Applicant:  
Scannell Properties, LLC  
8801 River Crossing Blvd., Suite 300  
Indianapolis, IN

Subject Property: 1 & 3 Lackey Dam Road (Uxbridge)  
20R & 30R Oakhurst Road (Sutton)

At their meeting on December 6, 2021, the Town of Sutton Planning Board ("Planning Board"), voted to approve the following:

- Amendment to the Route 146 Overlay District Special Permit  
Amendment to the Special Permit recorded at the Worcester District Registry of Deeds in Book 66075 Page 217 in accordance with the plan set dated November 3, 2021 and to reaffirm all waivers granted and conditions placed on the previous Special; Permit and additionally conditioned on compliance with the Graves Engineering review letter dated 12/6/21, and the applicant revising the applicable plan and details sheets to show the substituted aluminum sound walls.
- Grant of Special Permit for Use  
Special Permit for "warehouse with distribution" at this site acknowledging this new use category represents the same use intended by the original grant of special permit for use recorded at the Worcester District Registry of Deeds in Book 66075 Page 231 and to reaffirm all waivers granted and conditions placed on this previous Special Permit and additionally conditioned on compliance with the graves Engineering review letter dated 12/6/21.
- Amendment to the Special Permit for Height  
Amendment to the Special Permit recorded at the Worcester District Registry of Deeds in Book 66075 Page 227 by allowing a height increase from 49' to 55' in accordance with the plan set dated November 3, 2021 and to reaffirm all waivers granted and conditions place on the previous Special Permit and additionally conditioned on compliance with Grave Engineering review letter dated 12/6/21.
- Modification to Site Plan Approval  
Modification of the previously approved site plans dated 6/10/21, 5/21/21, & 4/28/21. Said modifications are as shown on the revised plan set dated November 3, 2021, and to reaffirm all

waivers granted and conditions placed during the previous Site Plan Approval and additionally conditioned on compliance with the Graves Engineering review letter dated 12/6/21, and the applicant revising the applicable plan and details sheets to show the substituted aluminum sound walls.

- Earth Removal Permit Exemption

Earth Removal Exemption to allow the removal of 25,000 yards from the site over a period of 12 months with the following conditions:

- Approval of all other necessary boards, departments and commissions
- Compliance with the overall hours of operation granted for this site through Site Plan Approval
- All earth removal trucks shall travel directly to and from the site to Route 146 and vice versa, not over local roadways.



# TOWN OF UPTON, MASSACHUSETTS

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## Planning Board

### Notice of Decision

**Site Plan Approval  
(Upton Zoning Bylaw Section 300-9.4)  
Upton's Little Saints Christian Preschool LLC  
100 South St  
Assessor's Map 29/Lot 45**

Notice of Decision of the Planning Board of the Town of Upton, Massachusetts on the application of Upton's Little Saints Christian Preschool LLC, 100 South St, Upton for Site Plan Approval for driveway extension and parking areas on this property (Assessor's Map 29, Lot 45). The application was formally received by the Planning Board on September 23, 2021.

The Upton Planning Board, at its meeting on November 9, 2021, APPROVED WITH CONDITIONS the application listed above. The Decision was placed on file in the office of the Town Clerk on December 27, 2021.

Paul Carey  
Chair, Upton Planning Board

RCVD TOWN CLK UPTON  
2021 DEC 28 AM 11:43



# TOWN OF UPTON, MASSACHUSETTS

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## Planning Board

### Notice of Decision

#### Large Lot Frontage Reduction

#### Special Permits

#### (Upton Zoning Bylaw Section 300-7.5)

#### For property located at 0 North St/Westboro Rd

#### Assessor's Map 8, Lot 33

Notice of Decision of the Planning Board of the Town of Upton, Massachusetts on the application of Sean MacDonald, 33 W Trade St - #904, Charlotte NC for Special Permit application for a Large Lot Frontage Reduction lot (Lot 4) on property located at 0 North St/Westboro Rd, Upton MA (Assessor's Map 8, Lot 33). The application was formally received by the Planning Board on September 21, 2021.

The Upton Planning Board, at its meeting on **November 9, 2021, APPROVED WITH CONDITIONS** the above listed application. The decision was placed on file in the office of the Town Clerk on **December 27, 2021**.

Appeals, if any, shall be made pursuant to MGL Ch. 40A Sec. 17 and shall be filed within twenty (20) days after the date of the filing of the Decision in the office of the Town Clerk.

Paul Carey  
Chair, Upton Planning Board

RCVD TOWN CLK UPTON  
2021 DEC 29 AM 11:43



**TOWN OF SHREWSBURY**  
Richard D. Carney Municipal Office Building  
100 Maple Avenue  
Shrewsbury, Massachusetts 01545-5338

**Decision of the Zoning Board  
REGARDING APPLICATION FOR SPECIAL PERMIT FOR PROPERTY AT  
36 FRANCIS AVENUE**

**Matthew Rich  
36 Francis Ave, Shrewsbury MA 01545**

RECEIVED  
TOWN CLERK'S OFFICE  
2021 DEC 21 PM 1:56  
SHREWSBURY, MASS

***Procedural History***

- 1) An Application Form of Appeal was filed in the Office of the Shrewsbury Town Clerk on November 16, 2021.
- 2) The applicant and owner is Matthew Rich, 36 Francis Ave, Shrewsbury MA 01545
- 3) The subject property is located on Shrewsbury Assessor's Tax Plate 22, Plot 345000.
- 4) The subject property is located within the Town's Residence B-1 zoning district.
- 5) A public hearing was held on December 20, 2021. A copy of the minutes for the hearing is available in the office of the Building Inspector.
- 6) The application was accompanied by the following documents:
  - a. Plan entitled "Plan Showing Proposed Garage," on one (1) sheet, dated October 25, 2021, prepared by Jarvis Land Survey, Inc, 29 Grafton Circle, Shrewsbury MA 01545.

***Findings***

- 1) The appellant proposes to replace and expand a nonconforming detached garage on the subject property, in the Residence B-1 zoning district.
- 2) The proposed garage is existing nonconforming due the side yard setback of seven and five tenths feet (7.5'). The required side yard setback is ten feet (10').
- 3) The proposed side yard setback remains unchanged.
- 4) The Zoning Board of Appeals was mindful of the statements and comments of the applicant, the abutters, and the general public.
- 5) The Board found that the replacement and expansion of a nonconforming detached garage on the subject property, in the Residence B-1 zoning district, as shown on plans entitled "Plan Showing Proposed Garage," on one (1) sheet, dated October 25, 2021, prepared by Jarvis Land Survey, Inc, 29 Grafton Circle, Shrewsbury MA 01545, will not create a nuisance by virtue of noise, odor, smoke, vibration, traffic generated, unsightliness or other conditions detrimental to the public good.

**Decision**

The Shrewsbury Zoning Board of Appeals voted on December 20, 2021 to GRANT a Special Permit under IV.B of the Shrewsbury Zoning Bylaw to replace and expand a nonconforming detached garage on the subject property, in the Residence B-1 zoning district, as shown on the abovementioned plans.

The motion to approve the Special Permit for the Shrewsbury Zoning Bylaw was entered by a vote of the Board of four (4) in favor and zero (0) opposed with no conditions.

	Vote
Ms. Lynch	Yes
Ms. Cossette	Yes
Mr. Fullen	Yes
Ms. Refolo	Yes

RECEIVED  
TOWN CLERK'S OFFICE  
2021 DEC 21 PM 2:10  
SHREWSBURY, MASS

In accordance with Chapter 40A, Section 15 of the Massachusetts General Laws, you are hereby advised that any person aggrieved by the decision of the Board relative to this matter must file an appeal as provided for in Section 17 of said Chapter 40A, within twenty (20) days from the date of the filing of this decision with the office of the Shrewsbury Town Clerk.

In accordance with Chapter 40A, Section 11, of the Massachusetts General Laws, you are hereby advised that the decision of the Town of Shrewsbury Zoning Board of Appeals relative to this matter has been filed in the office of the Shrewsbury Town Clerk and that the matter of a decision concerning a petition or application for Variance or Special Permit, or any extension, modification, or renewal, does not take effect until a copy of this decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the date of filing of the decision in the Town Clerk's office with no appeal having been filed or that if such appeal has been filed it has been dismissed or denied, is recorded in the Worcester District Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. Therefore, on or about January 11, 2022 you may obtain from the Shrewsbury Town Clerk a copy of said decision for recording, provided that no appeal of this decision has been filed.

**CERTIFICATION OF TOWN CLERK OF NO APPEAL**

This is to certify that Notice from the Zoning Board of Appeals of approval of the within decision was received and recorded by me on (December 21, 2021) at ( ) and no Notice of Appeal from such approval was received by me during the twenty days next after receipt and recording of such Notice of Approval.

Date \_\_\_\_\_ Sharyn Thomas, Town Clerk



## TOWN OF SHREWSBURY

Richard D. Carney Municipal Office Building  
100 Maple Avenue  
Shrewsbury, Massachusetts 01545-5338

RECEIVED  
TOWN CLERK'S OFFICE  
2021 DEC 21 PM 1:59  
SHREWSBURY, MASS

### Decision of the Zoning Board REGARDING APPLICATION FOR SPECIAL PERMIT FOR PROPERTY AT 117 OLD MILL ROAD

*Andrew Woods*  
163 Curve St, Unit M2, Millis MA 02054

#### *Procedural History*

- 1) An Application Form of Appeal was filed in the Office of the Shrewsbury Town Clerk on November 22, 2021.
- 2) The applicant is Andrew Woods, 163 Curve St, Unit M2, Millis MA 02054.
- 3) The owner is Peg Lesinski, 117 Old Mill Road, Shrewsbury MA 01545.
- 4) The subject property is located on Shrewsbury Assessor's Tax Plate 26 Plot 052000.
- 5) The subject property is located within the Town's Residence B-1 zoning district.
- 6) A public hearing was held on December 20, 2021. A copy of the minutes for the hearing is available in the office of the Building Inspector.
- 7) The application was accompanied by the following documents:
  - a. Plan entitled "Plot Plan," on one (1) sheet, dated November 2, 2021, prepared by Land Planning, Inc, 214 Worcester Street, No. Grafton, MA 01536.
  - b. Floor plans and elevations entitled "Lesinski Residence," on five (5) sheets, dated April 17, 2021, prepared by John Marro III, A.I.A, 54 Pleasant Street, Grafton MA 01519.

#### *Findings*

- 1) The appellant proposes to expand a second story on a pre-existing nonconforming single family dwelling and lot on the subject property, in the Residence B-1 zoning district.
- 2) The existing dwelling is nonconforming due the front yard setback of twenty five and one tenth feet (25.1'), the rear yard setback of thirty five feet (35'), frontage of eighty feet (80'), and the lot area of eight thousand square feet (8,000 sq. ft.).
- 3) The required front yard setback is thirty feet (30'), the required rear yard setback is forty feet (40'), the required frontage is one hundred feet (100'), and the required lot area is twelve thousand five square feet (12,500 sq. ft.).
- 4) The proposed setbacks will remain unchanged. The expansion of living space will increase the nonconformities of the lot.

- 5) The Zoning Board of Appeals was mindful of the statements and comments of the applicant, the abutters, and the general public.
- 6) The Board found that the expansion of a second story on a pre-existing nonconforming single family dwelling and lot on the subject property, in the Residence B-1 zoning district, as shown on plans entitled "Plot Plan," on one (1) sheet, dated November 2, 2021, prepared by Land Planning, Inc, 214 Worcester Street, No. Grafton, MA 01536, will not create a nuisance by virtue of noise, odor, smoke, vibration, traffic generated, unsightliness or other conditions detrimental to the public good.

### *Decision*

The Shrewsbury Zoning Board of Appeals voted on December 20, 2021 to GRANT a Special Permit under IV.B of the Shrewsbury Zoning Bylaw to expand a second story on a pre-existing nonconforming single family dwelling and lot on the subject property, in the Residence B-1 zoning district, as shown on the abovementioned plans.

The motion to approve the Special Permit for the Shrewsbury Zoning Bylaw was entered by a vote of the Board of four (4) in favor and zero (0) opposed with no conditions.

	Vote
Ms. Lynch	Yes
Ms. Cossette	Yes
Mr. Fullen	Yes
Ms. Refolo	Yes

RECEIVED  
TOWN CLERK'S OFFICE  
2021 DEC 21 PM 2:11  
SHREWSBURY, MASS

In accordance with Chapter 40A, Section 15 of the Massachusetts General Laws, you are hereby advised that any person aggrieved by the decision of the Board relative to this matter must file an appeal as provided for in Section 17 of said Chapter 40A, within twenty (20) days from the date of the filing of this decision with the office of the Shrewsbury Town Clerk.

In accordance with Chapter 40A, Section 11, of the Massachusetts General Laws, you are hereby advised that the decision of the Town of Shrewsbury Zoning Board of Appeals relative to this matter has been filed in the office of the Shrewsbury Town Clerk and that the matter of a decision concerning a petition or application for Variance or Special Permit, or any extension, modification, or renewal, does not take effect until a copy of this decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the date of filing of the decision in the Town Clerk's office with no appeal having been filed or that if such appeal has been filed it has been dismissed or denied, is recorded in the Worcester District Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. Therefore, on or about January 11, 2022 you may obtain from the Shrewsbury Town Clerk a copy of said decision for recording, provided that no appeal of this decision has been filed.

### CERTIFICATION OF TOWN CLERK OF NO APPEAL

This is to certify that Notice from the Zoning Board of Appeals of approval of the within decision was received and recorded by me on (December 21, 2021) at ( ) and no Notice of Appeal from such approval was received by me during the twenty days next after receipt and recording of such Notice of Approval.

Date \_\_\_\_\_ Sharyn Thomas, Town Clerk





**TOWN OF SHREWSBURY**  
Richard D. Carney Municipal Office Building  
100 Maple Avenue  
Shrewsbury, Massachusetts 01545-5338

---

**Decision of the Zoning Board**  
***REGARDING APPLICATION FOR SPECIAL PERMIT FOR PROPERTY AT***  
***21 SYCAMORE ROAD***

***Kevin and Lori Bastien***  
***21 Sycamore Road, Shrewsbury MA 01545***

***Procedural History***

- 1) An Application Form of Appeal was filed in the Office of the Shrewsbury Town Clerk on November 23, 2021.
- 2) The applicant and owners is Kevin and Lori Bastien, 21 Sycamore Road, Shrewsbury MA 01545.
- 3) The subject property is located on Shrewsbury Assessor's Tax Plate 47, Plot 036000.
- 4) The subject property is located within the Town's Rural B zoning district.
- 5) A public hearing was held on December 20, 2021. A copy of the minutes for the hearing is available in the office of the Building Inspector.
- 6) The application was accompanied by the following documents:
  - a. Plan entitled "Foundation Location," on two (2) sheets, dated September 5, 1995, prepared by R.W. Hart Associates Inc, Northborough MA.
  - b. Floor Plans entitled "Proposed Plan," and "Existing Plan," on two (2) sheets, undated, unattributed.

***Findings***

- 1) The appellant proposes to renovate a basement for an in-law apartment in a single family dwelling on the subject property, in the Rural B zoning district.
- 2) In accordance with Section VI - Table I of the Shrewsbury Zoning Bylaw, in-law apartments are an allowed use in the zoning district by Special Permit.
- 3) The Zoning Board of Appeals was mindful of the statements and comments of the applicant, the abutters, and the general public.
- 4) The Board found that the renovation of a basement for an in-law apartment in a single family dwelling on the subject property, in the Rural B zoning district, as shown on plans entitled "Foundation Location," on two (2) sheets, dated September 5, 1995, prepared by R.W. Hart Associates Inc, Northborough MA, will not create a nuisance by virtue of noise, odor, smoke, vibration, traffic generated, unsightliness or other conditions detrimental to the public good.

**Decision**

The Shrewsbury Zoning Board of Appeals voted on December 20, 2021 to GRANT a Special Permit Section VI - Table I of the Shrewsbury Zoning Bylaw to construct an in law addition on a pre-existing nonconforming single family dwelling on the subject property, in the Residence B-1 zoning district, as shown on the abovementioned plans.

The motion to approve the Special Permits for the Shrewsbury Zoning Bylaw was entered by a vote of the Board of four (4) in favor and zero (0) opposed with the following conditions.

- a) An in-law apartment shall not be occupied by more than three (3) persons related by blood or marriage to the principal resident.
- b) The rights authorized by the issuance of this Special Permit shall be limited to Kevin and Lori Basen and shall remain in effect only during their ownership and occupancy of the premises.

	Vote
Ms. Lynch	Yes
Ms. Cossette	Yes
Mr. Fullen	Yes
Mr. Refolo	Yes

RECEIVED  
TOWN CLERK'S OFFICE  
2021 DEC 21 PM 3:08  
SHREWSBURY, MASS

In accordance with Chapter 40A, Section 15 of the Massachusetts General Laws, you are hereby advised that any person aggrieved by the decision of the Board relative to this matter must file an appeal as provided for in Section 17 of said Chapter 40A, within twenty (20) days from the date of the filing of this decision with the office of the Shrewsbury Town Clerk.

In accordance with Chapter 40A, Section 11, of the Massachusetts General Laws, you are hereby advised that the decision of the Town of Shrewsbury Zoning Board of Appeals relative to this matter has been filed in the office of the Shrewsbury Town Clerk and that the matter of a decision concerning a petition or application for Variance or Special Permit, or any extension, modification, or renewal, does not take effect until a copy of this decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the date of filing of the decision in the Town Clerk's office with no appeal having been filed or that if such appeal has been filed it has been dismissed or denied, is recorded in the Worcester District Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. Therefore, on or about **January 11, 2022** you may obtain from the Shrewsbury Town Clerk a copy of said decision for recording, provided that no appeal of this decision has been filed.

**CERTIFICATION OF TOWN CLERK OF NO APPEAL**

This is to certify that Notice from the Zoning Board of Appeals of approval of the within decision was received and recorded by me on (**December 21, 2021**) at ( ) and no Notice of Appeal from such approval was received by me during the twenty days next after receipt and recording of such Notice of Approval.

Date \_\_\_\_\_ Sharyn Thomas, Town Clerk



**TOWN OF SHREWSBURY**  
Richard D. Carney Municipal Office Building  
100 Maple Avenue  
Shrewsbury, Massachusetts 01545-5338

RECEIVED  
TOWN CLERK'S OFFICE  
2021 DEC 21 PM 1:55  
SHREWSBURY, MASS

**Decision of the Zoning Board  
REGARDING APPLICATION FOR SPECIAL PERMIT FOR PROPERTY AT  
18 NORCROSS POINT**

**Colleen Duran  
18 Norcross Point, Shrewsbury MA 01545**

***Procedural History***

- 1) An Application Form of Appeal was filed in the Office of the Shrewsbury Town Clerk on November 12, 2021.
- 2) The applicant and owner is Colleen Duran, 18 Norcross Point, Shrewsbury MA 01545.
- 3) The subject property is located on Shrewsbury Assessor's Tax Plate 57, Plot 010000.
- 4) The subject property is located within the Town's Residence B-2 zoning district.
- 5) A public hearing was held on December 20, 2021. A copy of the minutes for the hearing is available in the office of the Building Inspector.
- 6) The application was accompanied by the following documents:
  - a. Plan entitled "Plot Plan," on one (1) sheet, dated November 1, 2021, prepared by Robert G. Murphy & Associates Inc, 214 Worcester Street, No. Grafton, MA 01536.
  - b. Floor Plans and elevations entitled "18 Norcross Point," on fifteen (15) sheets, dated July 12, 2021, prepared by Acropolis Design Consultants, 5 Brussels St, Building A Rear, Second Floor, Worcester MA 01610.

***Findings***

- 1) The appellant proposes to expand living space on a pre-existing nonconforming single family dwelling and lot on the subject property, in the Residence B-2 zoning district.
- 2) The existing single family dwelling is nonconforming due the side yard setback of eight and ninety three hundredths feet (8.93'), rear yard setback of twenty seven and forty five hundredths feet (27.45'), frontage of forty one and one tenth feet (41.1'), and the lot area of three thousand eight hundred ninety five square feet (3,895 sq. ft.).
- 3) The required side yard setback is ten feet (10'), the required rear yard setback is forty feet (40'), the required frontage is one hundred feet (100'), and the required lot area is twelve thousand five square feet (12,500 sq. ft.).
- 4) The proposed expansion of living space will decrease the rear yard setback to twenty five and fifty nine feet (25.59'). All other setbacks will remain unchanged. The increase of living space increases the nonconformities of the frontage and lot area.

- 5) The Zoning Board of Appeals was mindful of the statements and comments of the applicant, the abutters, and the general public.
- 6) The Board found that the expansion of living space on a pre-existing nonconforming single family dwelling and lot on the subject property, in the Residence B-2 zoning district, as shown on plans entitled "Plot Plan," on one (1) sheet, dated November 1, 2021, prepared by Robert G. Murphy & Associates Inc, 214 Worcester Street, No. Grafton, MA 01536, will not create a nuisance by virtue of noise, odor, smoke, vibration, traffic generated, unsightliness or other conditions detrimental to the public good.

### Decision

The Shrewsbury Zoning Board of Appeals voted on December 20, 2021 to GRANT a Special Permit under IV.B of the Shrewsbury Zoning Bylaw to expand living space on a pre-existing nonconforming single family dwelling and lot on the subject property, in the Residence B-2 zoning district, as shown on the abovementioned plans.

The motion to approve the Special Permit for the Shrewsbury Zoning Bylaw was entered by a vote of the Board of four (4) in favor and zero (0) opposed with no conditions.

	Vote
Ms. Lynch	Yes
Ms. Cossette	Yes
Mr. Fullen	Yes
Ms. Refolo	Yes

RECEIVED  
TOWN CLERK'S OFFICE  
2021 DEC 21 PM 2:11  
SHREWSBURY, MASS

In accordance with Chapter 40A, Section 15 of the Massachusetts General Laws, you are hereby advised that any person aggrieved by the decision of the Board relative to this matter must file an appeal as provided for in Section 17 of said Chapter 40A, within twenty (20) days from the date of the filing of this decision with the office of the Shrewsbury Town Clerk.

In accordance with Chapter 40A, Section 11, of the Massachusetts General Laws, you are hereby advised that the decision of the Town of Shrewsbury Zoning Board of Appeals relative to this matter has been filed in the office of the Shrewsbury Town Clerk and that the matter of a decision concerning a petition or application for Variance or Special Permit, or any extension, modification, or renewal, does not take effect until a copy of this decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the date of filing of the decision in the Town Clerk's office with no appeal having been filed or that if such appeal has been filed it has been dismissed or denied, is recorded in the Worcester District Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. Therefore, on or about January 11, 2022 you may obtain from the Shrewsbury Town Clerk a copy of said decision for recording, provided that no appeal of this decision has been filed.

### CERTIFICATION OF TOWN CLERK OF NO APPEAL

This is to certify that Notice from the Zoning Board of Appeals of approval of the within decision was received and recorded by me on (December 21, 2021) at ( ) and no Notice of Appeal from such approval was received by me during the twenty days next after receipt and recording of such Notice of Approval.

Date \_\_\_\_\_ Sharyn Thomas, Town Clerk